

Town of Brighton Architectural Review Board Minutes

Meeting of April 25, 2023 - 4:30PM
Brighton Town Hall

Members Present:

Stuart MacKenzie	_____
Chris Jahn	_____x_____
Casey Sacco	_____x_____
Fran Schwartz	_____x_____
Mary Scipioni	_____x_____
Andrew Spencer	_____x_____
<i>vacancy</i>	

October 25, 2022 minutes: _____x_____ Approved _____ Not Considered
November 22, 2022 minutes: _____x_____ Approved _____ Not Considered
December 20, 2022 minutes: _____x_____ Approved _____ Not Considered
January 24, 2023 minutes: _____x_____ Approved _____ Not Considered
February 28, 2023 minutes: _____x_____ Approved _____ Not Considered
March 28, 2023 minutes: _____x_____ Approved _____ Not Considered

OLD BUSINESS

3AR-2-23, 79 Monteroy Rd

Allen & Jeannine Rossignol
Addition on single family dwelling

Notes: * Revised drawings were presented by Allen Rossignol, owner, for review by the board

- Addition to add bedroom suite on west side of house, will keep with the character of the existing house
- More detailed drawings, including callouts of materials; dimensions and heights of windows and roof lines were provided
- Materials:
 - cedar siding (will use fiber cement if cedar is unavailable due to supply issues)
 - half pilaster columns on sunroom will be Fypon product
 - new shutters will replicate existing shutters on house, half panel, half louver with

- cutout
- roofing: shingles match charcoal black that were put on the house 10 years ago
- windows and grills to match existing
- clear glass windows in attic space above single story addition

Decision: Approved as presented

3AR-3-23, 12 Elmwood Hill Ln

Chuck Smith, Design Works Architecture

New 2-story house with walk-out basement and attached 3 car garage

Notes: * Plans, drawings, and photos were presented by Chuck Smith, architect, and Kim Bailey, owner/designer, for review by the board

- Existing home to be demolished
- Applicant brought examples of stone material, and aluminum-clad wood windows
- Brickwork will have patterns and was originally planned to be painted white. The brick will instead be coated with a mineral-based stain that soaks into the brick and does not create a film
- Gutters and downspouts: suggested making as nondescript as possible. Applicant responded that they will be copper and a feature of the design.
- Materials:
 - Roof will be Alaskan yellow cedar, which quickly weathers to become gray
 - Garage doors will be mahogany, with a medium brown stain

Decision: Approved as presented. Mary Scipioni abstained.

3AR-4-23, 343 Cromwell Dr

Patrick & Judith Gavin

Porch addition

Notes: * Revised plans and drawings were presented by Patrick and Judi Gavin, applicants, for review by the board

- Roof of addition will continue to face of the chimney
- Stucco will be applied directly on the chimney. 1½” x 3½” studs will be attached to chimney with tapcon screws. Sheathing, foam, and stucco will connect addition’s north wall to face of chimney
- Suggested masonry board over curved part of chimney to solve the issue of the roof wrapping around it
- Matching reclaimed windows will be used in addition

Decision: Approved with condition

1. Painted half-timber gable detail shall match the pattern of the half-timber on the existing house.

5AR-4-22 Modification, 5 Dartford Rd

David & Matan Cohen

Renovate sunroom

Notes: * Modified plans were presented by David Cohen, owner, for review by the board

- Window on sunroom changed to match height and align with existing first floor window
- Cantilevered floor to extend 24 inches past foundation

Decision: Approved as presented

NEW BUSINESS

4AR-1-23, 140 Allens Creek Rd

Shelly Strachan

Installation of handicap accessible lift

Notes: * Plans, drawings, and photos were presented by Shelly Strachan, property manager, for review by the board

- Identical in structure to the lifts already installed in 4 other buildings in the Allens Creek office park
- The lift will be installed in an alcove on the outside of the building close to the existing entrance

Decision: Approved as presented

4AR-2-23, 112 Babcock Dr

Melissa Carlson

Addition and renovation on single family dwelling

Notes: * Plans, drawings, and photos were presented by Melissa Carlson, architect, for review by the board

- Proposed addition increases ceiling height of 2nd floor space above garage. Currently, this space has a low ceiling and small windows
- Windows on front (south elevation) would be the same size and height as existing.
- Side façade (west elevation) is large with a lot of wall and two small windows that don't relate to each other or the existing house.
- No heights and dimensions noted on drawings – this information would be helpful to know, i.e., rooflines, windows
- Roof of proposed addition is awkward and does not relate to the existing house
- Want to see material samples, including color of shutters to see relationship to entire house
- Consider adding windows to garage for natural lighting

Action: Tabled

1. Reconsider treatment of side façade (west elevation) as if it were front-facing
2. Add heights and dimensions to all drawings, i.e., rooflines, windows
3. Call out materials on drawings and bring material samples, including color selections, to meeting
4. Revisit all fenestration. Ratio of wall to window on proposed addition should match that of the existing house (uniform placement of windows)
5. Roof of proposed addition is awkward in relation to the existing house: height differential and peak create strange roof lines. Consider straight ridge roof lower than the existing roof to establish a hierarchy between the original house and the addition. This would also help mitigate the massing of the addition
6. Consider a shed roof over the garage and windows for natural lighting in garage

4AR-3-23, 57 Indian Spring Ln

Scott & Nicole Brugler

Addition and interior renovation on single family dwelling

Notes: * Plans, drawings, and photos were presented by Scott & Nicole Brugler, owners, for review by the board

- Addition to rear of house; garage bump-out; cupola above garage
- Portico and window above front door
- Front door expanded to add side lights, columns on porch will be vinyl-wrapped
- Porch will only have two columns, not the four that are shown on the plans
- Entire siding to be replaced and plan to keep with existing aesthetic of the house. Want to see the exact materials to be used.

- Plans as presented show different sizes, heights, and grid patterns on windows. Recommend uniform style, alignment, and grid patterns for windows.
- Proposed window above front door is large and does not match the character of the existing house
- Suggested window on side of garage bump-out, but that wall is needed for bike storage

Action: Tabled

1. Provide definitive design of elevations with intended placement of all proposed elements (windows, columns, etc.)
2. Add heights and dimensions to all drawings, i.e., rooflines, windows, and any other key elements
3. Call out materials on drawings and bring material samples, including color selections, to meeting
4. Check cardinal direction labels (i.e. north, south, east, west) on elevations
5. Windows should align in height and style, including grills
6. Consider reducing size of window above front door: bring within column headers/capitals

4AR-4-23, 500 Canal View Blvd. Bldg 500A

Ken Bracker

Exterior renovations to back of commercial building, construct ramps, and add dumpster enclosure

Notes: * Plans, drawings, and photos were presented by Ken Bracker, architect, for review by the board

- Added windows and doors to the rear of the building
- Construct two new ramps. One will be wider and is intended for moving material on hand trucks
- Check to make sure ramp slopes are compliant with accessibility standards

Decision: Approved as presented

4AR-5-23, 200 Bonnie Brae Ave

Dylan Nicholas (GreenSpark Solar)

Photovoltaic solar array on roof

Notes: * Plans, drawings, and photos were presented by GreenSpark Solar, contractor, for review by the board

- No visible conduit from front of the house

Decision: Approved as presented

4AR-6-23, 2750 Monroe Ave

Mark Zazubec (Fidelity Investments)

Canvas awnings on commercial buildings

Notes: * Plans, drawings, and photos were presented by Mark Zazubec, contractor, for review by the board

- Open-sided, shed-style welded aluminum frame
- Proposed painting the frames the same green as the awnings

Decision: Approved as presented

SIGNS		
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No Sign Review Applications

**Submitted by Jason Haremza, AICP
Secretary, Architectural Review Board**